Shoreline Substantial Development Permit/Preliminary Short Plat: Gonyea
Application Nos: 975675 and 975744
Parcel Nos. 0319173024, 0319172041, 0319172039

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➢ To subdivide three lots for a total of 7.9 acres into five single-family residential lots and one tract (Tract A- to be used as shared access and utility easement).
➢ Located at 13611 Spanaway Loop Road South
➢ Spanaway Creek and associated wetland are located along the eastern portion of the project site.
➢ Residential Shoreline Environment
➢ Residential Resource (RR) zone classification
➢ The project is not exempt from SEPA review, and an Environmental checklist was submitted.
2018 Google Earth Photo
Site Plan
Site Character

- The project site consists of three irregular shaped contiguous parcels, located on the east side of Spanaway Loop Rd. S.
- The project site is generally flat with gentle rolling slopes down from west to east towards the water.
- Per Assessor/Treasurer’s (A/T) Office, the southerly parcel (0319173024) is 5.39-acres in size and improved with a single-family residence, attached garage, and a detached garage built in late 1960s (all to remain).
- Per A/T Office records both the middle parcel (0319172039, 1.51 acres in size) and the northerly parcel (0319172041, 1-acre in size) are vacant.
- Category II wetland and F1 water type (Spanaway Creek) are present on the eastern portion of the project site.
- Category II wetland requires a 110-foot buffer and Water Type F1 (Spanaway Creek) requires a 150-foot buffer.
- The site contains an Oregon White Oak Woodlands/stands which are protected under Pierce County Code Title 18E.
- Access to the site is via a long driveway off Spanaway Loop Road South, which is located to the west of the site.

- The surrounding parcels are all zoned RR. The adjacent following uses are:

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>SHORELINE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-family residence</td>
<td>N/A</td>
</tr>
<tr>
<td>South</td>
<td>Single-family residence</td>
<td>N/A</td>
</tr>
<tr>
<td>East</td>
<td>Single-family residence and Spanaway Creek</td>
<td>Residential</td>
</tr>
<tr>
<td>West</td>
<td>Spanaway Loop Road South</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Comments Received

- No written comments were received from the general public.
- No adverse comments were received from reviewing agencies within the County.
- In a memorandum dated February 9, 2022, from Alma Arroyo, County Civil Engineer 2, per PCC Title 18J.15.160, the applicant is required to install dry sewer facilities for this project.
- Per a memorandum dated February 11, 2022, from Niki Yonkow, County Environmental Biologist, additional information is needed regarding two off-site ponds to the south of the project and Oregon White oak woodlands and stands on the project site.
- Per letters from both Squaxin Island Tribe (December 22, 2022) and Puyallup Tribe of Indians (January 7, 2022), a cultural resource survey and report needs to be conducted prior to any ground disturbance.
Governing Regulations

• Parkland – Spanaway- Midland Communities Plan
• Title 18A, Development Regulations – Zoning, the proposed project meets all requirement of this Title.
• Title 18D, Development Regulation - Environment
• Title 18E, Development Regulations - Critical Areas
• Title 18F, Land Division and Boundary Changes
• Title 18J, Development Regulations – Design Standards and Guidelines
• Title 18S, Development Policies and Regulations – Shorelines
  • 18S.20.050 Residential Shoreline Env.
  • 18S.30.030 Ecological Protection
  • 18S.40.100 Residential
  • 18S.60.040 Shoreline Substantial Development Permit
• Title 17A, Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
Questions?

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